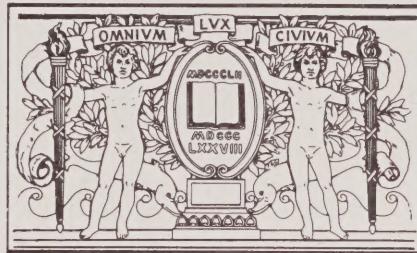


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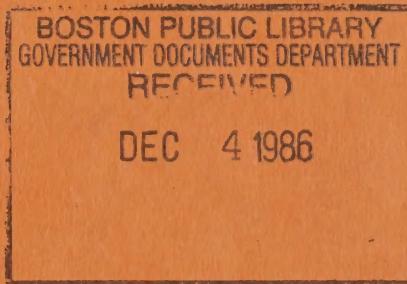
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M I D - D E C A D E

Results of the 1985 Household Survey

V. Characteristics of Housing Units

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BOSTON AT MID-DECADE
RESULTS OF THE 1985 HOUSEHOLD SURVEY
V. CHARACTERISTICS OF HOUSING UNITS

Deborah A. Oriola
Boston Redevelopment Authority
Research Department

June, 1986

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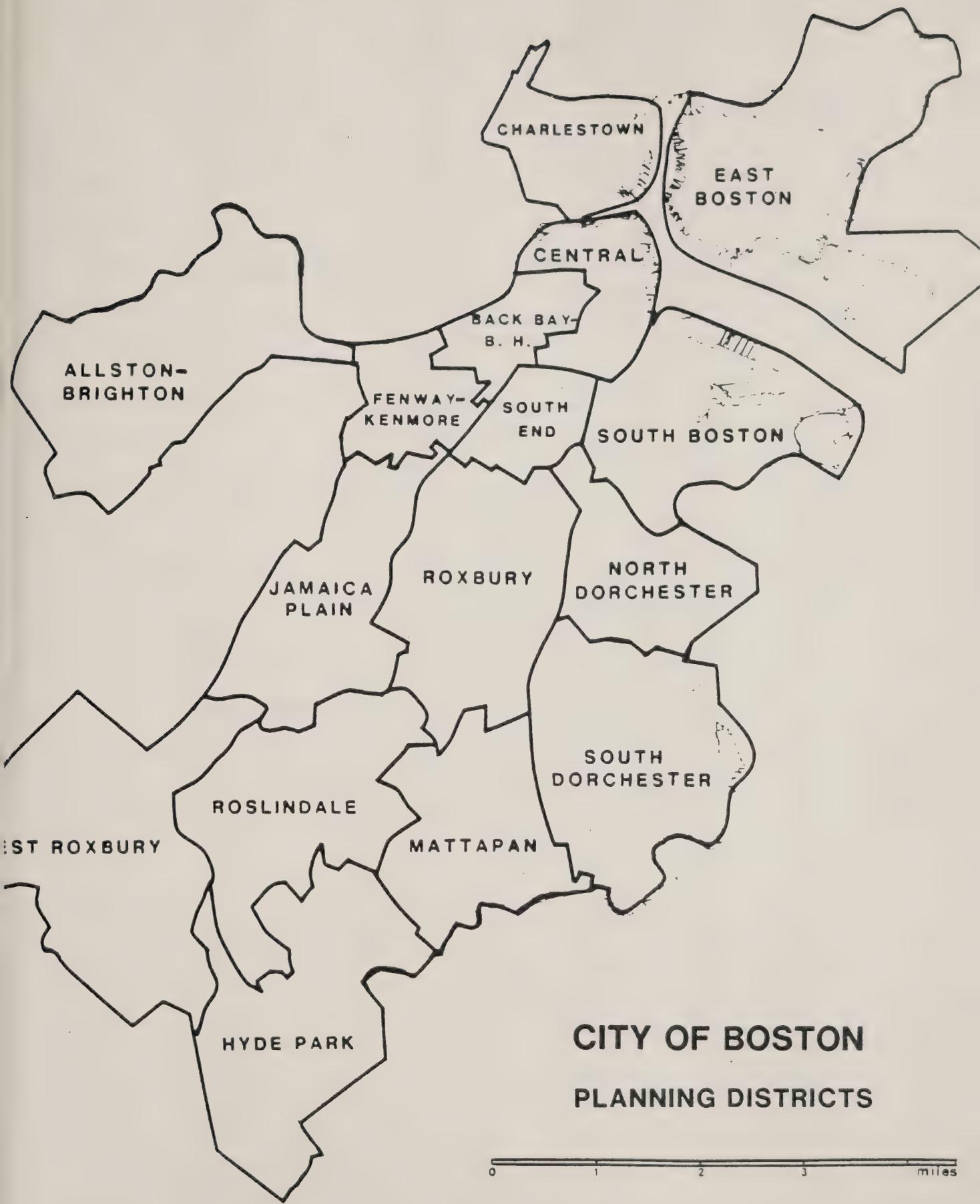


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Summary

Boston has been in a period of transition for the past few years with a booming downtown economy, population growth, and an improved sense of Boston as a liveable city. It is a changing city. The 1985 Household Survey provides an opportunity to evaluate Boston's housing unit and household characteristics for the entire city and its neighborhoods. It also provides the basis for comparisons with the 1980 Census and an analysis of changes which have occurred during the 1980-1985 period.

The proportional distribution of residential structures in Boston changed slightly since 1980, with a small increase in the proportion of single-family homes and a small decrease in the proportion of 5+ unit structures. The survey found that the majority of Boston's housing stock is in at least good condition, inside and out. Also, as expected, the traditional family neighborhoods in Boston contain larger housing units and household sizes than the neighborhoods inhabited primarily by single-persons, young couples, students and elderly, who tend to reside in residential structures with small units. During this period, the demand for housing rose dramatically as population increased. Since the volume of new units did not keep pace with demand, the number of vacant units available for occupancy declined. Efforts to recover abandoned, boarded-up structures also contributed to a lower gross vacancy rate in 1985 than in 1980.

Rental housing costs have increased dramatically in Boston since 1980. Increased demand for housing and a limited supply of privately owned rental units has led to a tight housing market, pushing rental prices up. The increased demand for housing in Boston is also reflected in the changes in tenure since 1980. The ownership rate increased from 27 to 32 percent, primarily as a result of the level of condominium conversions stimulated by

the effects of a rising economy upon potential homebuyers' purchasing power. The survey finds that most residents feel that their homes are safe, with owners feeling better about the safety of their homes than renters.

The Household Survey identifies 7 percent of Boston's housing stock as Boston Housing Authority public-assisted units. Household size in BHA units is larger than in non-public-assisted units with an average household size of 2.5 persons versus 2.4 persons. Also, residents of public-assisted housing units tend to be younger, having a median age of 21.7 compared to 28.3 for non-public housing unit residents, and less well-educated than residents of non-public-assisted units.

Boston's Residential Structures

Twenty percent of Boston's residential structures are single-family homes, 42 percent are two to four unit buildings, 7 percent are five to six unit buildings, and 31 percent contain seven or more dwelling units, as shown in Table 1. This data is comparable to the 1980 Census results of 16 percent single-family, 41 percent two- to four-unit buildings, and 43 percent five or more unit buildings, with slight increases in the proportion of single-family structures and a decrease in the proportion of 5 or more dwelling unit structures.

The neighborhoods with the highest proportions of single-family homes include Hyde Park (77 percent), West Roxbury (73 percent), Roslindale (42 percent), and Charlestown and Mattapan (35 percent). Half of Boston's neighborhoods have large proportions of two to four unit buildings. These neighborhoods include North Dorchester (68 percent), South Dorchester (67 percent), East Boston (65 percent), Roxbury (56 percent), Mattapan (54 percent), South Boston (48 percent), South End (48 percent) and Jamaica

Plain (47 percent). Only seven percent of Boston's residential structures contain five to six dwelling unit buildings. Back Bay-Beacon Hill and Central have the highest proportions of this building type, 20 percent and 18 percent, respectively. And the neighborhoods with the highest proportion of seven or more unit buildings include Fenway-Kenmore (81 percent), Allston-Brighton (56 percent), Central (53 percent) and Back Bay-Beacon Hill (46 percent).

Vacancy Rates

The overall 1985 vacancy rate of units available for occupancy in Boston's housing stock is 4 percent, as seen in Table 2, compared with 7.5 percent in 1980. Boston's economic growth over the past few years brought an influx of new residents in need of housing, causing a reduction in the number of vacant housing units available for occupancy. Also, household size in Boston decreased as children born in the post World War II years left home and bought their own housing, adding to the pressure on the housing market. Additionally, a minimal number of rental housing units were built during the past few years and this, coupled with the high volume of condominium conversions, has led to a tight rental housing market.

Many of Boston's neighborhoods have lower vacancy rates in 1985 than reported in the 1980 Census, resulting in the declining vacancy rate for the City. The vacancy rate is lower than one-half percent in West Roxbury, where most of the housing stock is one- and two-family suburban style homes, occupied primarily by families. Generally, these properties turn over from occupant to occupant, with no time lag. Fenway-Kenmore has a one-percent vacancy rate and Allston-Brighton has a two percent vacancy rate. A lot of pressure exists in the rental markets of these two neighborhoods because of the high student population and condominium conversions.

Tight housing markets and low vacancy rates are also found in South Boston (3 percent), Central (3 percent), South End (3 percent), Jamaica Plain (4 percent), Mattapan (4 percent), and Hyde Park (3 percent).

A few of Boston's neighborhoods have high vacancy rates. Back Bay-Beacon Hill has a vacancy rate of 10 percent, the highest in the city. Two probable reasons are the large volume of conversion activity occurring in this area and the time lag prior to selling the units. Two other neighborhoods with high vacancy rates are Roxbury (8 percent) and Charlestown (6 percent). Roxbury's high vacancy rate may be attributed to property tax foreclosures, tax delinquent properties and abandonment. Charlestown is experiencing conversion and rehabilitation, which create temporary vacancies.

Table 2 also shows a six percent gross vacancy rate in 1985, computed by including both vacant units available for occupancy and vacant units not available for occupancy, comprised of existing structures which are abandoned and boarded-up properties that could be added to the housing stock through rehabilitation. The six percent rate may be roughly comparable to the nine and one-half percent gross vacancy rate reported in the 1980 Census as it includes structures exposed to elements, such as a structure with no roof due to fire and cave-in. The 1980 Census did not include this type of structure in the calculation of gross vacancy rate. The overall decrease from 1980 is partly attributable to renovations completed and the recovery of public housing units.

Condition

Overall, Boston's housing units are in good condition both inside and outside, as shown in Tables 3 and 4. This status is comparable to the results of the 1981 Annual Housing Survey of Boston, which indicated that

76 percent of the residential structures were in at least good condition (31 percent in excellent condition, 45 percent in good condition), 17 percent in fair condition and 7 percent in poor condition.

The interior condition of a majority of Boston's housing units are in at least good condition concurrently, with 35 percent in very good condition and 38 in good condition. Twenty-one percent are in fair condition, and 6 percent are in poor condition. The interiors of housing units in very good condition are found in Central (56 percent), Roslindale (48 percent), West Roxbury (47 percent), and Back Bay-Beacon Hill (45 percent). The poorest interior conditions are found in Fenway, Kenmore (19 percent).

Seventy percent of Boston's housing stock appears to need little or no exterior maintenance or repair, twenty-three percent needs some work and seven percent needs a great deal of work. The neighborhoods with the highest proportion of building exteriors in need of little or no work are located in West Roxbury (94 percent), Back Bay-Beacon Hill (92 percent), Hyde Park (89 percent), Roslindale (87 percent), Allston-Brighton (85 percent), and Central (81 percent). Neighborhoods with high proportions of their housing stock in need of a great deal of exterior work include North Dorchester (21 percent), South End (17 percent), South Dorchester (16 percent), Roxbury (15 percent) and Fenway-Kenmore (14 percent).

Modern Conveniences

Over one-half of Boston's households have modern conveniences. Table 5 shows that more than one-third of Boston's housing units have air conditioning (36 percent), an increase from 30 percent, reported in the 1980 Census. Twenty-two percent have a dishwasher, and thirty percent have a disposal. Housing units in Central are more likely to have all three modern

conveniences, with over one-half of the residents having them because of the large proportion of recently constructed buildings. The neighborhoods of West Roxbury, Back Bay-Beacon Hill and the South End have a higher proportion of households with modern conveniences than the other neighborhoods. West Roxbury and Beacon Hill residents tend to have higher incomes than residents of many other neighborhoods, and are more likely to be able to afford these household amenities. Many South End units have been renovated in the past few years, and probably were modernized at that time. Housing units in North Dorchester are least likely to have modern conveniences: many residents of this neighborhood are unlikely to afford these appliances.

Tenure

Thirty-two percent of Boston's housing units are owned by the residents and 68 percent are rented, which is an increase in ownership reported in the 1970 and 1980 Census of 27 percent owned. The increase in ownership is due primarily to the increase in the number of units converted to condominiums within the past few years, and, to a lesser extent, to new construction. Between 1980 and 1985, 13,829 condominiums came into the Boston condominium market, 75 percent of the current condominium stock.¹ On the demand side, growth in the Boston economy attracted people who wanted to live and work in the city. Their demand for housing contributed to the homeownership rate. And, until fairly recently, Boston's residential home sales prices were lower than in surrounding suburban communities, providing advantageous homeownership opportunities for many new and old residents.

1. Goetze, Rolf. "Boston's 1985 Housing Stock and Comparisons with 1980, by BRA Planning District, Draft Tables" BRA, November, 1985.

As Table 6 shows, the neighborhoods with the greatest proportion of owned units include Hyde Park (76 percent), West Roxbury (69 percent) and Roslindale (63 percent). These neighborhoods also had the highest proportion of ownership in both 1970 and 1980, according to the Census. Comprised primarily of single family homes and two to four unit structures, these neighborhoods continued to attract homeowners, as reflected in the increase in ownership from 1970. Fenway-Kenmore has the lowest proportion of ownership, with only 4 percent of the housing units owned by the residents although this was an increase from 2 percent in 1970 and 1980. The housing stock in this area is mainly five or more dwelling unit buildings, typically occupied by renters and transient students.

Central Boston experienced the greatest increase in homeownership, as numerous dwelling units and non-residential spaces in the neighborhood were converted to condominiums. Seventy-one percent of the condominium units found in Central came into the Boston market after 1980.¹ Large conversion projects, boosting the ownership rate, include Harbor Towers, Hawthorne Place and Tremont-On-The-Common. There were increases in other neighborhoods also. Ownership rose in Charlestown by 4 percent, as renovation and conversion to condominium offered modern housing opportunities, largely to new residents attracted by its proximity to downtown. The Allston/Brighton neighborhood witnessed a high volume of condominium conversion activity since 1980, helping to boost the ownership rate by approximately 4 percentage points.

1. Jeffrey Brown, "Interim Note on the Additions to Boston's Condominium Dwellings." BRA, October, 1985.

Table 7 indicates white household heads are more likely to own their homes than minority household heads, comprising 37 percent of white households, compared to 24 percent of black households, 15 percent of asian and 16 percent of hispanic households. Ownership for both blacks and asians increased, from 21 to 24 percent and 14 to 16 percent respectively, between 1970 and 1985.

In Boston, persons over 40 are more likely to be homeowners than persons under 40. Homeownership increases with age until about 69, and decreases thereafter. As Table 8 points out, the age groups with the greatest proportions of homeowners are between 40 and 69 years of age. These homeowners most likely represent people with families who have owned a home in Boston for a number of years. Ownership rates expectedly diminish after the age of 69, as many elderly no longer can live alone in their own home, or sell their homes and move to senior citizen residences.

The distribution of tenure by age supports the findings that the level of ownership is highest among middle aged and older residents. Table 9 shows the highest proportion of homeowners in Boston to be between the ages of 40 and 49 (19 percent), while the highest proportion of renters is between 25 and 29 years of age (21 percent).

Housing Unit Size and Household Size

The average size of a housing unit in Boston is 4.7 rooms. Housing unit size varies across neighborhoods, as indicated by Table 10, with the neighborhoods containing mostly apartment buildings having smaller units. West Roxbury has the highest mean number of rooms (5.9 rooms), followed by Roslindale and Hyde Park (5.8 rooms). The housing stock in these neighborhoods is comprised primarily of larger, older one- and two-family homes.

Fenway-Kenmore has the lowest average housing unit size (2.8 rooms). Minority households live in housing units averaging 4.4 rooms (see Table 11). Housing units occupied by both blacks and whites average 4.7 rooms, while the unit size for hispanic households (4.4 rooms) and asian households (3.4 rooms) are smaller.

Mean household size (average number of persons per household) in Boston's households, shown in Table 12, is 2.4 persons, unchanged from 1980, but a decrease from 2.76 persons in 1970. Boston's households have been getting smaller, as mature children leave their parents and couples without children and single individuals take up residence in the city. Neighborhoods whose housing stock is mainly one- and two-family homes, generally with larger unit sizes than multiple dwelling unit buildings, have larger household sizes: Mattapan (3.4 persons), South Dorchester (3.0 persons), Hyde Park (2.9 persons), North Dorchester (2.8 persons), West Roxbury (2.7 persons) and Jamaica Plain (2.6 persons). Neighborhoods characterized by a high proportion of structures with five or more units have smaller mean household sizes, such as Fenway-Kenmore, Allston-Brighton, Central, South End, and Back Bay-Beacon Hill (6 persons).

Hispanics have a larger mean household size, as shown in Table 13, than the other racial groups in Boston, with an average of 2.8 persons per household. Blacks have the next largest mean household size of 2.4 persons, asians have 2.0 persons, and whites have the smallest mean household size, 1.9 persons.

As Table 14 shows, four percent of Boston's households are overcrowded, having 1.01 persons or more per room. This proportion is unchanged from 1980, but is less than 1970, when 8 percent of the households were overcrowded. Jamaica Plain and Mattapan are the most overcrowded, with eleven

percent of the households in each neighborhood having 1.01 persons or more per room. In both South Dorchester and Fenway-Kenmore, eight percent of the households are overcrowded, and in Roxbury seven percent of the households are overcrowded. The neighborhoods with no overcrowding in the average household in 1985, include Charlestown, Central, Back Bay-Beacon Hill, Roslindale and West Roxbury.

Table 15 indicates that hispanic households with thirteen percent overcrowded, are the most overcrowded in the City, although there was an easing from 1980. Asian households also have a high proportion of overcrowding, eleven percent, as do black households, nine percent. Only two percent of white households are overcrowded.

Rent

Overall, Boston residents are spending considerably more money to rent than they did in 1980 for a number of reasons: Boston's economy has grown, prices in general have risen, incomes have risen and the city's population has increased, and household size has decreased as more and more individuals are living alone or with one other person. These factors have led to growing demand for housing, which, combined with the lack of new housing starts in the city and the conversion of rental to condominium units, has led to a tight housing market and the resulting large increases in rents for much of Boston's rental stock.

Contract Rent

The median monthly contract rent, i.e., the amount spent by a household for apartment rent, which may or may not include heat, for Boston's housing units was \$350 in April of 1985. This is an increase in real dollars

of about 25 percent above the median contract rent reported by the 1980 Census, reflecting the general pressure on housing costs in Boston. Households in Central, Back Bay-Beacon Hill, Allston-Brighton and the South End were subject to the greatest increases in contract rent in this period. As Table 16 indicates, contract rents vary across neighborhoods, and range from \$220 to \$560 per month in current dollars. Households in Central, Back Bay-Beacon Hill, Allston-Brighton and Fenway-Kenmore pay the highest average rents, while residents of East Boston, South Boston and Charlestown pay the least.

Gross Rent

Gross rent, the dollar amount spent by a household unit for apartment rent, including heat, natural gas and electricity if they are paid separately, was \$400 for Boston's housing units in April, 1985, an increase from \$254 in 1980. Similar to the pattern of contract rents, the amount spent on median monthly gross rent varied by neighborhood desirability, as shown in Table 17. Central and Back Bay-Beacon Hill residents and Allston-Brighton residents spend the most, \$590 and \$530 respectively, while East Boston, South Boston and Charlestown residents as well as Roxbury residents pay the least, \$320 and \$330 respectively.

During the 1980 to 1985 period, the median gross rent increased 18 percent in 1985 constant dollars, reflecting a high real increase in Boston rents. Table 18 shows the greatest changes were in Central (59 percent), Allston-Brighton (39 percent) and Back Bay-Beacon Hill (37 percent). In addition to the general rise in rents resulting from increased demand for rental housing in the City because of economic and population growth, factors such as condominium conversion and new construction have contributed to rising rents

in each of these neighborhoods. Rents have also risen in Dorchester and Roxbury, as the desirability of the housing stocks in these neighborhoods has increased.

Boston households are spending 27 percent of total household income on gross rent, shown in Table 19. Households in Allston-Brighton are spending a greater proportion of household income (31 percent) on rent than any of Boston's other neighborhoods. Rents are high in Allston-Brighton, comparatively, and many students and elderly, who generally earn low incomes, live in this neighborhood. Households in Dorchester and Mattapan, and Fenway-Kenmore are spending 28 percent of household income on rent. Many students and asian live in Fenway-Kenmore, and earn low incomes. Residents of Central are spending the least (24 percent), as they are more likely to earn higher incomes.

Table 20 reports that a median of \$102 is spend by Boston's households on gross rent per room. Gross rent per room is the gross rent for the housing unit divided by the total number of rooms in the respective unit, and ranges across neighborhoods from \$68 per room to \$194 per room. Median gross rent per room is lowest in Roxbury (\$68), East Boston, Charlestown and South Boston (\$72), Jamaica Plan and Roslindale (\$80) and Dorchester and Mattapan (\$82). The neighborhoods where median gross rent per room is highest include Central and Back Bay-Beacon Hill (\$194), Fenway-Kenmore (\$174) and Allston-Brighton (\$143). Typically, larger housing units are located in neighborhoods, such as East Boston, South Boston, Jamaica Plain, Roslindale and Dorchester, where median gross rents are lower than in neighborhoods characterized by smaller units, such as Back Bay-Beacon Hill, Fenway-Kenmore and Allston-Brighton, where rents are higher.

For Boston as a whole, the median monthly gross rent tends to be related to the number of rooms in a unit. As Table 21 indicates, the median gross rent rises as the number of rooms in the unit increases. Also, as would be expected, median gross rent per room decreases as the number of rooms in the unit increases, from \$201 for a one or two room unit to \$70 for a 6 or more room unit.

White households spend more on gross rent than any of Boston's minority groups. The median monthly gross rent for white households is \$430, compared to \$380 for hispanic households, \$370 for black households, and \$350 for asian households, shown in Table 22. One explanation is that greater proportions of white residents tend to live in neighborhoods where rents are higher, such as Back Bay-Beacon Hill, Central and Allston-Brighton, while higher proportions of minority households tend to live in neighborhoods where rents are lower, such as Roxbury, Mattapan and Jamaica Plain.

Rental Payment

The median rental payment for households in Boston is \$320, shown in Table 23. Rental payment is the share of the monthly contract rent a family unit -- an individual living alone, two or more related individuals living in the same housing unit, or an individual living with unrelated individuals -- pay for apartment rent, including heat, and is generally lower than contract rent or gross rent because it is the reported amount spent by a family unit, whereas contract rent and gross rent are reported for the housing unit.

Table 23 also indicates that the distribution of median rental payments varies across neighborhoods, ranging from \$250 to \$410 per month. Family units in Central and Back Bay-Beacon Hill pay the highest rents, with a median of \$410. Other neighborhoods with high rental payments include West

Roxbury (\$350), Hyde Park (\$350) and Allston-Brighton (\$340). Median rental payment in East Boston, Charlestown and South Boston is \$250, the lowest in the city. Roxbury also has a low median rental payment of \$260.

Boston's family units are spending an average of 26 percent of their total income on rental payments. Table 24 shows Allston-Brighton as having the highest median rental payment, 30 percent. A high proportion of students live in this neighborhood, earning very low incomes and paying high rental costs. Median rental payments in Fenway-Kenmore, Dorchester and Mattapan are 28 percent of family unit incomes. A high proportion of students also live in Fenway-Kenmore, and Dorchester and Mattapan. Additionally, in the latter two neighborhoods, family units are more likely to fall into low and moderate income categories.

East Boston, Charlestown and South Boston family units are spending a median of 23 percent of their income on rental payments, as well as Central, Back Bay-Beacon Hill, West Roxbury and Hyde Park family units. Overall, rents tend to be low in East Boston, Charlestown and South Boston. Rental payments in Central and Back Bay-Beacon Hill are high, but incomes tend to be proportionately higher. West Roxbury and Hyde Park family units are also more likely to have higher incomes.

Asian family units are spending more on rental payments than any of Boston's racial groups, shown in Table 25, paying a median of \$350 per month. White family units spend \$325 and black and hispanic family units spend \$300 per month. Asian family units are also spending a higher proportion of their incomes for rent (40 percent) than hispanic (30 percent), blacks (26 percent) and white family units (25 percent), shown in Table 26. Asians tend to be clustered in neighborhoods where rents are high: Allston-Brighton,

Fenway-Kenmore and Central. White family units in the same neighborhoods are more likely to earn higher incomes, enabling them to spend a lower proportion of their incomes on rent.

Table 27 indicates that as income rises, the proportion of total family unit income spent on rental payments tends to decrease for Boston's family units. Lower-income family units are spending higher proportions of their incomes for rent, with family units earning less than \$3,000 paying a greater proportion of their income on rent than family units earning over \$25,000. Explanations are in order regarding family units earning less than \$3,000 spending a median of 141 percent of their income on rental payment: people under-reporting income, people utilizing savings or family support for rental payments, such as students, and people over-reporting their share of the rental payment. The latter may result from individuals in a family unit reporting the unit's total rental instead of their individual share.

Public Housing Residents

Seven percent of Boston's residents live in public-housing units owned by the Boston Housing Authority. Of BHA residents, 47 percent are white, 44 percent are black, 7 percent are hispanic and 2 percent are asian (see Table 28). A higher proportion of blacks, 12 percent, live in Boston Housing Authority units than is true for the other groups, perhaps because blacks as a social group make up the greatest proportion of minorities in the city. Seven percent of the City's hispanic residents, 5 percent of white residents and 2 percent of asian residents live in these units. Household size tends to be larger in public housing units than in non-public housing units. The average household size of Boston's public housing units is 2.5 persons,

reflecting the high proportion of households with six or more members. In non-public housing units, shown in Table 29, the average household size is 2.4.

Persons living in public housing are generally younger than persons living in non-public housing, shown in Table 30. The median age of residents in public housing units is 21.7 years, while for residents in non-public housing units it is 28.3 years. Forty-four percent of public-housing residents are under twenty, while only 24 percent of non-public housing residents are under twenty.

Adults in public housing tend to have less formal schooling than adults in non-public housing, as seen in Table 31. Over half of the adults do not have a high school diploma, while less than 20 percent of adults in non-public housing lack a high school diploma. Also, only 11 percent of adults in public housing have at least some college background, compared to 51 percent of adults in non-public housing.

Home Security

Most Boston residents feel their homes are safe, as indicated in Table 32. Seventy-percent feel security is very good or good for their homes, while 17 percent feel security is fair, and 13 percent feel security is poor. Owners tend to feel safer than renters, with 42 percent of owners but only 31 percent of renters feeling security is very good: 15 percent of renters feel the security of their homes is poor, compared with 5 percent of owners feel this way. The highest security ratings (very good and good) were given by residents of West Roxbury, Central and South Boston. Ratings were lowest in the Fenway-Kenmore, Roxbury, Mattapan and Allston-Brighton neighborhoods.

White households tend to find their households much safer than minority group, see Table 33. Forty-two percent of white households rated the safety of their homes very good, compared to blacks (22 percent), asians (14 percent) and hispanics (24 percent). In sum, only 21 percent of all minorities rated the safety of their home as very good.

TABLES

TABLE 1

NUMBER OF UNITS IN BOSTON'S RESIDENTIAL STRUCTURES
BY NEIGHBORHOOD: 1985

PERCENT DISTRIBUTION

<u>Neighborhood</u>	<u>Number of units in structure</u>				<u>Total</u>
	<u>Single Family</u>	<u>2-4</u>	<u>5-6</u>	<u>7+</u>	
East Boston	18	65	1	16	100%
Charlestown	35	34	2	29	100%
South Boston	19	52	2	28	100%
Central	0	28	18	53	100%
Back Bay/Beacon Hill	4	30	20	46	100%
South End	2	48	10	40	100%
Fenway/Kenmore	*	4	15	81	100%
Allston Brighton	11	30	3	56	100%
Jamaica Plain	14	47	10	29	100%
Roxbury	13	50	6	31	100%
North Dorchester	6	65	5	24	100%
South Dorchester	23	67	4	6	100%
Mattapan	35	54	6	5	100%
Roslindale	42	41	12	5	100%
West Roxbury	73	19	2	6	100%
Hyde Park	77	14	4	5	100%
Boston	20	42	7	31	100%
1980	16	41	43 ¹		100%
1970	15	46	39 ¹		100%

1985 based on 1,253 observations (weighted).

* Less than 0.5 percent.

¹ Proportion of 5 or more units.

Percentages rounded to nearest integer.

Source: Boston Redevelopment Authority Household Survey and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

U.S. Bureau of the Census, 1980 Census of Population and Housing, STF3

U.S. Bureau of the Census, 1970 Census of Population and Housing Fourth Count Data.

TABLE 2

HOUSING VACANCY RATES, FOR BOSTON AND BY NEIGHBORHOOD
 SPRING, 1985
 (In Percent)

<u>Neighborhood</u>	<u>Net Vacancy^a</u>			<u>Gross Vacancy^b</u>	
	<u>1985</u>	<u>1980</u>	<u>1970</u>	<u>1985</u>	<u>1980</u>
East Boston	4	9	6	6	11
Charlestown	6	7	6	10	14
South Boston	3	8	6	8	10
Central	3	7	10	3	7
Back Bay/Beacon Hill	10	9	7	12	9
South End	3	10	16	4	13
Fenway/Kenmore	1	7	7	2	8
Allston/Brighton	2	4	3	2	5
Jamaica Plain	4	12	7	8	15
Roxbury	7	10	12	9	14
North Dorchester	5	9	6	8	17
South Dorchester	5	7	4	8	8
Mattapan	4	9	6	9	12
Roslindale	5	4	2	5	5
West Roxbury	*	1	1	*	2
Hyde Park	3	3	2	3	3
BOSTON	4	8	6	6	10

* Less than 0.5%

1985 based on 1,859 observations (weighted)

- a. Unoccupied housing units which appear available for occupancy.
- b. Unoccupied housing units which appear available for occupancy, and former housing units, where the building is still standing but not available for occupancy.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

U.S. Bureau of the Census, 1980 Census of Population and Housing, STFI.

1970 Census of Population and Housing, First Count Summary Tape.

TABLE 3

INTERIOR CONDITION OF BOSTON'S HOUSING UNITS
BY NEIGHBORHOOD, 1985

<u>Neighborhood</u>	<u>Very Good</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Total^a</u>
East Boston	35	52	8	5	100%
Charlestown	42	36	20	2	100%
South Boston	46	20	25	9	100%
Central	56	29	13	2	100%
Back Bay, Beacon Hill	45	33	15	7	100%
South End	39	41	13	7	100%
Fenway, Kenmore	26	26	30	19	100%
Allston, Brighton	32	43	21	3	100%
Jamaica Plain	26	47	21	6	100%
Roxbury	16	37	38	9	100%
North Dorchester	34	36	23	6	100%
South Dorchester	31	38	23	8	100%
Mattapan	26	42	27	4	100%
Roslindale	48	33	16	3	100%
West Roxbury	47	41	10	1	100%
Hyde Park	42	43	14	1	100%
BOSTON	35	38	21	6	100%

a. May not total exactly due to rounding.

Based on 1,341 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 4
EXTERIOR CONDITION OF BOSTON'S HOUSING UNITS
BY NEIGHBORHOOD, 1985

Need for Work on Building Exterior

<u>Neighborhood</u>	<u>Great Deal</u>	<u>Some</u>	<u>Little or No</u>	<u>Total^a</u>
East Boston	5	34	61	100%
Charlestown	3	22	75	100%
South Boston	9	45	45	100%
Central	*	19	81	100%
Back Bay, Beacon Hill	*	8	92	100%
South End	17	20	62	100%
Fenway, Kenmore	14	14	72	100%
Allston, Brighton	1	14	85	100%
Jamaica Plain	4	27	69	100%
Roxbury	15	35	50	100%
North Dorchester	20	32	48	100%
South Dorchester	16	31	54	100%
Mattapan	4	30	66	100%
Roslindale	2	12	86	100%
West Roxbury	*	6	94	100%
Hyde Park	*	11	89	100%
BOSTON	7	23	70	100%

a. May not total exactly due to rounding.

Based on 1,251 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 5

MODERN CONVENIENCES IN BOSTON'S HOUSING UNITS
BY NEIGHBORHOOD: 1985

<u>Neighborhood</u>	<u>Air Conditioning</u> ¹		<u>Dishwasher</u> ²		<u>Disposal</u> ³	
	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
East Boston	46%	54%	7%	93%	10%	90%
Charlestown	32	68	24	76	39	61
South Boston	31	69	9	91	17	83
Central	67	33	51	49	57	43
Back Bay/Beacon Hill	38	62	53	47	47	53
South End	28	72	41	59	62	38
Kenmore/Fenway	28	72	15	85	28	72
Allston/Brighton	25	75	24	76	43	57
Jamaica Plain	32	68	14	86	22	78
Roxbury	24	76	8	92	12	88
North Dorchester	14	86	2	98	2	98
South Dorchester	33	67	13	87	14	86
Mattapan	40	60	12	88	14	86
Roslindale	54	46	25	75	32	68
West Roxbury	57	43	34	66	52	48
Hyde Park	51	49	30	70	31	69
BOSTON	36%	64%	22%	78%	30%	70%

1. Based on 1,340 observations (weighted)

2. Based on 1,343 observations (weighted).

3. Based on 1,341 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 6

HOUSING TENURE IN BOSTON'S OCCUPIED HOUSING UNITS
BY NEIGHBORHOOD, 1980 and 1985

<u>Neighborhood</u>	<u>Proportion of units owned</u>		
	<u>1985</u>	<u>1980</u>	<u>1970</u>
East Boston	31	30	31
Charlestown	36	32	32
South Boston	30	26	26
Central	33	10	9
Back Bay/Beacon Hill	20	18	6
South End	12	13	1
Fenway/Kenmore	4	2	2
Allston/Brighton	20	16	19
Jamaica Plain	24	25	23
Roxbury	18	19	21
North Dorchester	20	27	25
South Dorchester	41	38	38
Mattapan	40	35	32
Roslindale	63	46	45
West Roxbury	69	61	67
Hyde Park	76	58	58
BOSTON	32	27	27

1985 based on 1,344 observations (weighted).

Source: Boston Redevelopment Authority Household Survey and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

U.S. Bureau of the Census, 1980 Census of Population and Housing, STF1.

U.S. Bureau of the Censes, 1950, 1960 and 1970 Census of Housing, Table H-1.

TABLE 7
OWNERSHIP BY RACE AND ETHNICITY OF HOUSEHOLD HEAD
CITY OF BOSTON, 1985

<u>Race/Ethnicity</u>	<u>Tenure</u>	
	<u>1985</u>	<u>1980</u>
White	37	*
Black	24	21
Hispanic	16	14
Asian	15	*
All Minority ^a	22	*
All Households	32	27

* Data unavailable

a. All minority includes Black, Hispanic, Asian and other Non-White.

1985 Based on 1,324 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

U.S. Bureau of the Census, 1980 Population and Housing, STF3.

TABLE 8
HOUSING TENURE IN BOSTON'S OCCUPIED HOUSING UNITS
BY AGE, 1985

	<u>Own</u>	<u>Rent</u>	<u>Total</u>
Under 20 years	7	93	100%
20-24	8	92	100%
25-29	7	93	100%
30-34	26	74	100%
35-39	35	65	100%
40-49	42	58	100%
50-59	48	52	100%
60-69	52	48	100%
70+	45	55	100%
Boston	32	68	100%

Based on 1,334 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 9
DISTRIBUTION OF OWNERS AND RENTERS
BY AGE, CITY OF BOSTON, 1985

	<u>Own</u>	<u>Rent</u>	<u>Boston</u>
Under 20 years	*	1	1
20-24	3	16	12
25-29	3	21	15
30-34	9	12	11
35-39	13	11	12
40-49	19	13	15
50-59	18	9	12
60-69	17	7	10
70+	18	10	12
Total	100%	100%	100%

* less than .0.5 percent

Based on 1,334 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

Table 10

NUMBER OF ROOMS PER HOUSING UNIT BY NEIGHBORHOOD
CITY OF BOSTON 1985

	1-2	3	4	Proportion of Units by Number of Rooms				Total*	Mean Number of Rooms 1985 1980
				5	6	7	8+		
East Boston	4	16	16	36	19	5	3	100%	4.5
Charlestown	7	19	22	22	15	8	7	100%	4.8
South Boston	4	17	29	18	21	8	2	100%	4.8
Central	8	38	30	18	5	0	0	100%	3.7
Back Bay/ Beacon Hill	27	28	24	13	5	1	2	100%	3.5
South End	16	39	23	13	7	0	1	100%	3.6
Fenway/ Kenmore	48	27	15	4	3	3	0	100%	2.7
Allston/ Brighton	18	25	24	15	8	2	7	100%	4.0
Jamaica Plain	9	13	22	25	17	7	7	100%	5.0
Roxbury	4	15	21	32	16	6	5	100%	4.9
N. Dorchester	8	16	8	33	31	3	2	100%	4.9
S. Dorchester	3	6	18	26	23	11	13	100%	5.6
Mattapan	5	4	16	31	24	10	9	100%	5.4
Roslindale	0	6	19	18	27	14	16	100%	5.8
West Roxbury	3	3	11	16	43	11	13	100%	5.9
Hyde Park	1	1	16	27	30	12	12	100%	5.8
BOSTON	11	17	20	22	17	6	7	100%	4.7
									4.5

1985 based on 1,343 observations (weighted).

*May not total exactly due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey,
conducted by Center for Survey Research, 1985.

Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

TABLE 11

NUMBER OF ROOMS IN HOUSE OR APARTMENT BY RACE AND
ETHNICITY OF HOUSEHOLD HEAD

CITY OF BOSTON, 1985

<u>Number of Rooms</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Asian</u>	<u>All Minority^a</u>	<u>All Households</u>
1	4	2	2	12	4	4
2	7	8	10	12	9	7
3	16	18	9	35	18	17
4	20	19	33	17	21	20
5	20	26	24	14	24	22
6	19	14	17	7	14	17
7	6	6	4	*	5	6
8+	7	7	1	3	6	7
Total*	100%	100%	100%	100%	100%	100%
Mean Number of Rooms	5.3	5.1	4.6	3.8	4.9	4.7

* May not total exactly due to rounding.

a. Minority includes Black, Hispanic, Asian and other Non-White.

Based on 1,325 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey.

PERCENT DISTRIBUTION OF HOUSEHOLDS BY SIZE, BY
NEIGHBORHOOD, 1985; PERSONS PER HOUSEHOLD 1970-1985 COMPARED

	Number of Persons, 1985						Persons Per Household 1970	Change 1980-1985
	1	2	3	4	5	6+		
Total ^a	1	2	3	4	5	6+	1985	1980
100%	35	34	8	11	8	3	2.4	2.4
East Boston	100%	40	30	10	5	5	2.3	2.5
Charlestown	100%	32	30	24	4	3	2.3	3.0
South Boston	100%	47	33	10	5	0	1.9	2.7
Central	100%						1.8	2.0
Back Bay/ Beacon Hill	100%	54	35	7	2	1	1.6	1.5
South End	100%	56	25	11	6	0	1.7	2.1
Fenway/ Kenmore	100%	50	28	10	6	1	4	1.6
Allston/ Brighton	100%	48	36	10	3	0	3	1.9
Jamaica Plain	100%	34	24	17	10	7	8	2.6
Roxbury	100%	25	30	17	16	5	7	2.7
N. Dorchester	100%	22	34	16	9	12	7	2.8
S. Dorchester	100%	23	29	18	14	6	10	3.0
Mattapan	100%	16	16	28	15	12	13	3.4
Roslindale	100%	18	33	25	14	3	7	2.7
West Roxbury	100%	21	29	23	14	10	3	2.7
Hyde Park	100%	17	30	19	21	7	6	2.9
BOSTON	100%	35	30	15	10	5	5	2.4

a. May not total exactly due to rounding.

1985 based on 1,343 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

U.S. Bureau of the Census, 1980 Census of Population and Housing, STF1

1970 Census of Population and Housing, First Court Summary Tape

TABLE 13

PERCENT DISTRIBUTION OF HOUSEHOLDS BY SIZE,
BY RACE AND ETHNICITY OF HOUSEHOLD HEAD, 1985

<u>Number of Persons</u>	<u>Blacks</u>	<u>Asians</u>	<u>Hispanics</u>	<u>Whites</u>	<u>All Minority</u>	<u>Boston</u>
1	26	39	22	38	28	34
2	28	23	20	32	25	30
3	15	15	29	15	17	16
4	14	15	11	8	13	10
5	6	2	12	4	7	5
6+	11	6	6	3	9	5
Total	100%	100%	100%	100%	100%	100%
Persons Per Household	2.4	2.0	2.8	1.9	2.4	2.4

Based on 1343 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 14

OVERCROWDING IN BOSTON'S HOUSING UNITS
BY NEIGHBORHOOD: 1985

<u>Neighborhood</u>	1.01 Persons or More Per Room ^a		
	<u>1985</u>	<u>1980</u>	<u>1970</u>
East Boston	2	2	8
Charlestown	0	3	9
South Boston	2	3	9
Central	0	5	8
Back Bay/Beacon Hill	0	2	4
South End	1	8	11
Fenway/Kenmore	9	4	6
Allston/Brighton	3	3	4
Jamaica Plain	11	5	8
Roxbury	7	8	11
North Dorchester	5	7	11
South Dorchester	8	5	8
Mattapan	11	6	9
Roslindale	0	3	7
West Roxbury	0	2	4
Hyde Park	1	3	8
BOSTON	4%	4%	8%

a. 1.01 persons or more per room indicates overcrowding in a housing unit.

Percentages rounded to nearest whole integer.

1985 Based on 1,336 observations (weighted)

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

U.S. Bureau of the Censes, 1980 Census of Population and Housing, STF3.

1970 Census of Population and Housing, First Count Summary Tape.

TABLE 15

OVERCROWDING IN BOSTON'S HOUSING UNITS
BY RACE AND ETHNICITY, 1985

<u>Race/Ethnicity</u>	<u>1.01 Persons or More Per Room</u>	
	<u>1985</u>	<u>1980</u>
Black	9	7
Asian	11	*
Hispanic	13	15
White	2	*
All Minority	10	*
Total	4	4

* Data Unavailable

Percentages rounded to nearest integer.

1985 Based on 1,326 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

U.S. Bureau of the Census, 1980 Census of Population and Housing, STF3.

TABLE 16

CONTRACT RENT BY BOSTON NEIGHBORHOODS, 1984-1985
DISTRIBUTION IN PERCENT WITHIN NEIGHBORHOODS

Contract Rent	East Boston/ South Boston/ Charlestown	Central/ Back Bay - Beacon Hill	South End	Fenway/ Kenmore	Allston/ Brighton	Jamaica Plain/ Roslindale	Roxbury	Dorchester/ Mattapan	West Roxbury/ Hyde Park	Total
Less than \$150	30	5	17	4	8	16	29	15	3	15
150-199	12	3	7	*	*	9	13	8	3	6
200-249	12	3	8	7	3	10	14	11	*	8
250-299	8	6	7	*	8	8	13	18	27	10
300-399	18	8	24	37	18	28	15	31	32	22
400-599	16	33	24	27	32	25	15	16	27	24
600+	4	40	13	24	32	3	1	1	8	15
Total ^a	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median ^b Rental Payment	\$220	\$560	\$370	\$400	\$500	\$310	\$230	\$290	\$350	\$350

* less than 0.5%

- a. May not total exactly due to rounding.
- b. Calculated within rent ranges; rounded to nearest \$10.

Note: Contract Rent is the monthly dollar amount spent by a household unit for apartment rent, which may or may not include heat.
Based on 846 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 17
GROSS RENTS BY BOSTON NEIGHBORHOODS, 1984-1985
DISTRIBUTION IN PERCENT WITHIN NEIGHBORHOODS

Gross Rent	East Boston/ South Boston/ Charlestown	Central/ Back Bay - Beacon Hill	South End	Fenway/ Kenmore	Allston/ Brighton	Jamaica Plain/ Roslindale	Roxbury	Dorchester / Mattapan	West Roxbury / Hyde Park	Total
Less than \$199	28	7	20	4	7	17	29	16	5	15
200-299	20	7	19	7	8	13	15	10	14	12
300-399	19	6	20	29	18	25	23	27	27	21
400-599	27	30	25	36	29	35	30	39	43	32
600-799	6	26	5	11	30	8	3	7	8	13
800+	*	24	10	13	8	1	*	1	3	6
Total ^a	100%		100%		100%		100%		100%	100%
Median ^b Rental Payment	\$320	\$590	\$370	\$420	\$530	\$370	\$330	\$380	\$420	\$400

* less than 0.5%

a. May not total exactly due to rounding.

b. Calculated within rent ranges; rounded to nearest \$10.

Note: Gross Rent is the monthly dollar amount spent by a household unit for apartment rent, including heat, natural gas and electricity.

Based on 846 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 18

MEDIAN GROSS RENTS FOR BOSTON'S NEIGHBORHOODS: 1980 AND 1985
IN 1985 CONSTANT DOLLARS

<u>Neighborhood</u>	<u>1985</u>	<u>1980</u>	<u>Percent Change 1980-1985</u>
East Boston		270	18
South Boston		280	14
Charlestown	320	240	33
Central		370	59
Back Bay-Beacon Hill	590	430	37
South End	370	290	28
Fenway-Kenmore	420	330	27
Allston-Brighton	530	380	39
Jamaica Plain		320	16
Roslindale	370	360	3
Roxbury	330	260	27
North Dorchester		300	27
South Dorchester		350	9
Mattapan	380	360	6
West Roxbury		390	8
Hyde Park	420	360	17
BOSTON	\$400	\$340	18%

Note: Gross rent is the monthly dollar amount spent by a household unit for apartment rent, including heat, natural gas and electricity.

1985 based on 846 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

Table 19

GROSS RENT AS A PROPORTION OF HOUSEHOLD INCOME
 PROPORTIONAL DISTRIBUTION WITHIN NEIGHBORHOODS
 CITY OF BOSTON, 1984-1985

Neighborhood	Proportion of Income Going Towards Rent ^a						Median Rental Payment ^c In Dollars	% of Income
	0-14%	15-19%	20-24%	25-29%	30-39%	40-49%		
East Boston/ Charlestown/ South Boston	18	17	15	12	5	12	21	100%
Central/Back Bay- Beacon Hill	12	15	27	14	7	3	22	100%
South End	14	12	23	11	23	4	13	100%
Fenway/Kenmore	10	12	11	19	8	10	30	100%
Allston/Brighton	4	12	19	14	18	8	25	100%
Jamaica Plain/ Roslindale	20	14	11	10	13	5	27	100%
Roxbury	17	13	17	10	17	5	20	100%
Dorchester/ Mattapan	9	15	17	11	9	4	34	100%
West Roxbury	15	18	15	18	9	3	21	100%
Hyde Park								
BOSTON	12	14	18	13	5	25	100%	400
								27

a. Percentages rounded to nearest integer; calculated using midpoint of income ranges.

b. May not total exactly due to rounding; all percentages rounded to nearest integer.

c. Calculated within rent ranges; rounded to nearest \$10.

Note: Gross rent is the monthly dollar amount spent by a household unit for apartment rent, including heat, natural gas and electricity.

Based on 787 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey,
 conducted by Center for Survey Research, 1985.

TABLE 20
DISTRIBUTION OF GROSS RENT PER ROOM WITHIN BOSTON NEIGHBORHOODS, 1985

Gross Rent Per Room	East Boston/ South Boston/ Charlestown	Central Back Bay- Beacon Hill	Fenway Kenmore	Allston- Brighton	Jamaica Plain/ Roslindale		Roxbury	Dorchester/ Mattapan	West Roxbury/ Hyde Park	Boston
					South End	Allston- Brighton				
\$1-25	13	2	*	*	8	14	5	3	6	6
\$26-50	20	7	10	8	12	19	12	8	11	11
\$51-75	19	*	15	4	25	28	24	11	15	15
\$76-100	21	4	9	3	8	18	25	28	27	16
\$101-125	15	10	14	10	14	15	16	29	29	14
\$126-150	2	7	15	11	21	10	9	11	11	10
\$151-200	5	23	20	34	22	7	2	3	8	13
\$200- and over	5	46	10	35	22	4	2	2	3	14
Total ²	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median gross rent per room	\$ 72	\$ 194	\$ 120	\$ 174	\$ 143	\$ 80	\$ 68	\$ 82	\$ 102	\$102

* Less than 0.5 percent

² May not total exactly due to rounding.

Based on 846 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 21

GROSS RENT BY NUMBER OF ROOMS IN RENTAL UNIT,
CITY OF BOSTON, 1985

<u>Gross Rent</u>	<u>Number of Rooms</u>				
	<u>1 or 2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6+</u>
Less than \$200	17	23	15	14	7
\$200-299	18	11	10	13	10
\$300-399	34	23	20	20	15
\$400-499	18	14	15	18	29
\$500-599	9	11	13	16	14
\$600-799	3	14	20	12	14
\$800+	1	4	7	6	11
Total ^a	100%	100%	100%	100%	100%
Proportion of total rental units	15%	23%	24%	22%	16%
Median gross rent ^b	\$350	\$370	\$420	\$400	\$460
Median gross rent per room	\$201	\$120	\$100	\$ 80	\$ 70

a. May not total exactly due to rounding

b. Calculated within rent categories; rounded to nearest \$10

Based on 844 observations (weighted)

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1980.

TABLE 22

GROSS RENT BY RACE AND ETHNICITY OF HOUSEHOLD HEAD
CITY OF BOSTON, 1985

Monthly Contract Rent	Race/Ethnicity						All Households
	White	Black	Asian	Hispanic	All Minority ^a		
Less than \$100	3	11	3	8	9		5
100-199	9	14	6	8	11		10
200-299	11	14	17	15	14		12
300-399	20	19	40	19	22		21
400-499	18	23	9	27	22		19
500-599	14	12	5	9	11		13
600+	25	7	20	14	11		20
Total	100%	100%	100%	100%	100%		100%
Proportion of all Renter Households	61%	24%	6%	8%	39%		100%
Median ^b Gross Rent	\$430	\$370	\$350	380	\$370		\$400

a. Minority includes black, asian, hispanic and other non-white.

b. Calculated within rent ranges, rounded to nearest \$10.

Based on 829 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 23

MEDIAN RENTAL PAYMENTS AND DISTRIBUTION OF RENTAL PAYMENT
OF FAMILY UNITS BY NEIGHBORHOODS: 1985

<u>Rental Payment</u>	<u>East Boston/ South Boston/ Charlestown</u>	<u>Central/ Back Bay - Beacon Hill</u>	<u>South End</u>	<u>Fenway/ Kenmore</u>	<u>Allston/ Brighton</u>	<u>Jamaica Plain/ Roslindale</u>	<u>Roxbury</u>	<u>Dorchester/ Mattapan</u>	<u>West Roxbury/ Hyde Park</u>	<u>Total</u>
				*	*	15	35	13	*	100%
Less than \$100	25	4	8	*	7	12	14	11	23	100%
100-199	21	3	8	5	15	32	10	7	9	100%
200-299	10	6	5	12	19	11	8	17	5	100%
300-399	9	11	8	6	6	18	10	9	18	100%
400-499	10	15	6	4	35	8	7	14	2	100%
500-599	7	17	6	8	29	3	3	10	3	100%
600+	6	33	4							100%
Median ^b Rental Payment	\$250	\$410	\$310	\$300	\$340	\$260	\$320	\$350	\$320	\$320

* less than 0.5%

- a. May not total exactly due to rounding.
b. Calculated within rent ranges; rounded to nearest \$10.

Note: Rental Payment is the share of the monthly contract rent a family unit or unrelated individuals living together pay for apartment rent, including heat.

Based on 1,011 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey,
conducted by Center for Survey Research, 1985.

TABLE 24

**RENTAL PAYMENT AS A PROPORTION OF INCOME FOR BOSTON FAMILY UNITS,
PROPORTIONAL DISTRIBUTION WITHIN NEIGHBORHOODS, 1984-1985**

Neighborhood	Percent of income going towards rent ^a						Median Rental Payment In Dollars	% of Income
	0-9%	10-14%	15-19%	20-24%	25-29%	30-39%		
East Boston/ Charlestown/ South Boston	6	14	18	17	9	10	8	100%
Central/Back Bay- Beacon Hill	2	14	18	20	10	10	8	100%
South End	3	11	16	19	13	22	5	11
Fenway/Kenmore	1	12	15	16	8	15	7	26
Allston/Brighton	*	3	15	16	13	11	14	27
Jamaica Plain/ Roslindale	10	13	12	12	14	11	4	24
Roxbury/ Dorchester/	6	18	8	22	10	14	4	18
Mattapan	3	12	15	12	9	7	10	31
West Roxbury	5	13	16	21	8	10	3	24
Hyde Park								
BOSTON	3	11	15	16	11	12	8	23
								100%
								320
								26

* less than 0.5%

a. Percentages rounded to nearest integer; calculated using midpoint of income ranges.

b. May not total exactly due to rounding; all percentages rounded to nearest integer.

c. Calculated within rent ranges; rounded to nearest \$10.

Note: Rental Payment is the share of the monthly contract rent a family unit or unrelated individuals pay for apartment rent, including heat.

Based on 944 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 25

**RENTAL PAYMENT BY RACE AND ETHNICITY OF FAMILY UNIT HEAD:
PROPORTIONAL DISTRIBUTION WITHIN GROUPS
CITY OF BOSTON, 1985**

<u>Rental Payment</u>	<u>White</u>	<u>Black</u>	<u>Asian</u>	<u>Hispanic</u>	<u>All Minorities^a</u>	<u>All Renting Family Units</u>
Less than \$99	3	13	2	8	10	5
100-199	14	16	12	15	15	14
200-299	26	19	17	26	20	24
300-399	24	24	40	28	28	25
400-499	16	17	8	17	15	16
500-599	8	9	7	2	7	8
600+	9	2	14	4	5	8
TOTAL^b	100%	100%	100%	100%	100%	100%
Median Rental Payment	\$325	\$300	\$350	\$300	\$310	\$320

a. Includes blacks, hispanics, asians, and other non-white.

b. May not total exactly due to rounding.

Note: Rental Payment is the share of the monthly contract rent a family unit or unrelated individuals pay for apartment rent, including heat.

Based on 1,002 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 26

RENTAL PAYMENT AS A PROPORTION OF BOSTON FAMILY UNIT INCOME BY RACE AND ETHNICITY OF FAMILY UNIT HEAD, PROPORTIONAL DISTRIBUTION WITHIN RACIAL GROUPS, 1985

Race	Percent of Income Going Towards Rent ^a						Median In Dollars	% of Income
	0-9%	10-14%	15-19%	20-24%	25-29%	30-39%		
White	3	11	16	17	11	12	8	22
Black	4	12	10	20	13	13	8	21
Asian	*	10	12	8	5	12	15	38
Hispanic	2	7	12	15	12	7	12	33
All Minority	3	10	12	16	11	12	10	26
All Family Units	3	11	15	16	11	12	9	23
							100	100
							320	26

* less than 0.5%.

- a. Percentages rounded to nearest whole integer; calculated using midpoint of income ranges; (end point used for open end ranges).
- b. May not total exactly due to rounding.
- c. Rounded to nearest \$10, calculated within rent ranges.

Based on 938 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 27

**RENTAL PAYMENT AS A PROPORTION OF INCOME FOR BOSTON'S FAMILY UNITS:
PROPORTIONAL DISTRIBUTION WITHIN INCOME RANGES, 1984-1985**

Family Unit Income	Proportion of Income Going Towards Rent ^a						Total ^b	Proportion of All Renting Family Units in Income Bracket	Median Rental Payment In Dollars ^c	% of Income
	0-98	10-148	15-198	20-248	25-298	30-398				
\$0 - 2,999	*	*	*	2	4	*	90	100%	6	141
3 - 6,999	1	2	3	9	10	10	55	100%	21	220
7 - 9,999	1	4	5	8	9	22	17	100%	12	200
10 - 14,999	1	4	9	17	19	22	16	100%	17	260
15 - 19,999	1	12	21	26	15	13	9	100%	12	30
20 - 24,999	4	12	32	30	12	5	2	100%	12	330
25,000+	11	32	28	19	5	4	*	100%	12	22
Boston	3	11	15	16	11	12	8	23	100%	20
									\$ 320	16
										26%

* Less than 0.5%

^a. Percentages rounded to nearest whole integer; calculated using midpoint of income ranges; (end point used for open end ranges).

b. May not total exactly due to rounding.

c. Rounded to nearest \$10, calculated within rent ranges.

Note: Rental Payment is the share of the monthly contract rent a family unit or unrelated individuals pay for apartment rent, including heat.

Based on 958 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey,
conducted by Center for Survey Research, 1985.

TABLE 28

BOSTON'S RACIAL GROUPS: PROPORTION OF PERSONS LIVING IN
PUBLIC AND NON-PUBLIC HOUSING, 1985

<u>Housing Type</u>	<u>Black</u>	<u>Asian</u>	<u>Hispanic</u>	<u>White</u>	<u>All Minority^a</u>	<u>Boston</u>
Public	12	2	7	5	9	7
Non-Public	88	98	93	95	91	93
Total	100%	100%	100%	100%	100%	100%

PUBLIC AND NON-PUBLIC HOUSING IN BOSTON,
RACE OF OCCUPANTS, 1985

	<u>Public</u>	<u>Non-Public</u>
Black	44	23
Asian	2	5
Hispanic	7	7
White	47	63
Other	*	2
Total	100%	100%

* May not total exactly due to rounding.

a. All minority includes black, hispanic, asian and other non-white.

Note: Public units are those of Boston Housing Authority.

Based on 3,256 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 29

HOUSEHOLD SIZE: PERSONS PER HOUSEHOLD IN
BOSTON'S PUBLIC HOUSING, 1985

<u>Number of Persons</u>	<u>Public Units</u>	<u>Non-Public Units</u>	<u>Boston</u>
1	43	34	34
2	18	31	30
3	14	15	15
4	10	10	10
5	3	5	5
6+	12	5	5
Total*	100%	100%	100%
Average Household Size	2.5	2.4	2.4

* May not total exactly due to rounding.

Note: Public units are Boston Housing Authority Public Housing.

Based on 1,343 observations (weighted)

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 30

AGE COMPOSITION OF PERSONS IN BOSTON'S
PUBLIC AND NON-PUBLIC HOUSING, 1985

<u>Age</u>	<u>Persons in Public Housing</u>	<u>Persons in Non-Public Housing</u>
0-4	8	6
5-9	17	5
10-14	14	6
15-19	15	7
20-24	10	15
25-29	5	14
30-34	3	9
35-44	7	12
45-54	10	8
55-64	4	8
65-74	7	6
75+	10	4
Total	100%	100%
Median Age	21.7	28.3

Note: Percentages rounded to nearest integer.

Based on 3,293 observations (weighted)

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 31

EDUCATIONAL ATTAINMENT FOR ADULTS IN BOSTON'S
PUBLIC ASSISTED AND NON-PUBLIC ASSISTED HOUSING, 1985

<u>Last Year of School Completed</u>	<u>Adults in Public Assisted Housing</u>	<u>Adults in Non-Public Assisted Housing</u>
None	*	1
Grades 1-7	8	4
Grade 8	7	3
Grade 9-11	39	11
Grade 12	35	32
1-3 years in College	10	21
College Degree	1	17
Graduate or Professional Education	*	10
Total ^a	100%	100%

* Less than 0.5 percent

a. May not total exactly due to rounding.

Note: Percentages rounded to the nearest integer

Based on 2,543 observations (weighted)

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

TABLE 32

HOME SECURITY IN BOSTON'S HOUSING UNITS:
HOW SAFE DO HOUSEHOLDS FIND THEIR HOMES?
PERCENT DISTRIBUTION BY NEIGHBORHOOD

<u>Neighborhood</u>	<u>Very Good</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Total*</u>
East Boston	36	44	10	10	100%
Charlestown	37	37	19	7	100%
South Boston	56	29	8	8	100%
Central	54	34	8	3	100%
Back Bay/Beacon Hill	41	35	18	6	100%
South End	41	34	13	12	100%
Kenmore/Fenway	15	31	26	27	100%
Allston/Brighton	32	27	21	19	100%
Jamaica Plain	31	33	21	14	100%
Roxbury	20	35	20	25	100%
North Dorchester	36	31	16	17	100%
South Dorchester	38	35	16	11	100%
Mattapan	25	34	31	10	100%
Roslindale	29	49	16	6	100%
West Roxbury	41	47	9	3	100%
Hyde Park	41	38	18	3	100%
BOSTON	35	35	17	13	100%
All Owned Units	42	37	16	5	100%
All Rented Units	31	35	19	15	100%

*May not total exactly due to rounding.

Based on 1,390 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

Table 33

**HOME SECURITY IN BOSTON'S HOUSING UNITS:
HOW SAFE DO HOUSEHOLDS FIND THEIR HOMES?
PERCENT DISTRIBUTION BY RACE AND ETHNICITY**

	<u>Very Good</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Total*</u>
White	42	35	14	9	100%
Black	22	34	24	19	100%
Asian	14	37	26	22	100%
Hispanic	24	32	22	22	100%
All Minority	21	34	24	21	100%
BOSTON	35	35	17	13	100%

* May not total exactly due to rounding.

Based on 1323 observations (weighted).

Source: Boston Redevelopment Authority Household Survey and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, 1985.

Appendix A

DEFINITIONS AND EXPLANATIONS OF TERMS USED IN THE HOUSEHOLD SURVEY

Definitions of population and household characteristics are adapted from or are the same as those used by the U.S. Bureau of the Census. All characteristics of individual persons and housing units are given by respondents. The only exceptions to this are for the types of appliances in the kitchen, how modern the kitchen is, the number of units in the building, and exterior condition of the housing. These characteristics are reported by the individual conducting the interview.

GEOGRAPHY

Neighborhood - The term neighborhood refers to one of sixteen BRA Planning districts in Boston.

Boston Metropolitan Area - The Boston metropolitan or "metro" area consists of towns and cities surrounding Boston which are socially and economically integrated with Boston. The metro area, as used in the survey, is the Boston Standard Metropolitan Statistical Area as it was defined in 1980.

CHARACTERISTICS OF PERSONS

Race - The categories of race in the 1980 and 1985 Household Survey include Black, Asian, Native American, Hispanic, and White, not Hispanic. Respondents were asked, "Which of these [categories] best describe person's background -- Black, Asian, Hispanic, White, Native American, or something else?" This is not comparable to the 1970 and 1980 U.S. Census which asked two separate questions, the first identifying race and the second identifying Hispanic status. In addition to self-designated Hispanics, persons of other races in the Survey were moved to Hispanic from their initial category if they spoke Spanish at home or were born in a Spanish-speaking country.

Non-White - This category includes persons who designated themselves to be Black; Asian, including Chinese, Japanese, etc.; American Indian; Cape Verdean; or mixed racial background or other non-white.

Minority - Individuals were classified minority if they designated themselves to be Black, Oriental, American Indian, Cape Verdean, of mixed racial background, or other non-white (all of which are included in non-white) or Hispanic.

Ethnicity - Ethnicity is determined by the country of origin of a person's family. The question asks, "From what country or part of the world did most of (PERSON'S) family come from originally?" A Black person might answer, Africa or Jamaica. A person whose parents came from different countries, for example, Ireland and Poland, would answer whichever country (most of his or her family came from, or whichever) seem most appropriate. The information obtained from this question is compatible with 1980 Census information.

Handicapped - A person is defined as handicapped if he or she has health problem that limits the amount or kind of work he or she can do. Respondents could then indicate the type of condition and whether or not the person has had the condition for three months.

HOUSEHOLD, FAMILY AND UNRELATED INDIVIDUAL

Household - A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit. These residents may be related to each other (a family) or be unrelated individuals who share the unit.

Family Unit - A family unit consists of two or more persons related by blood, marriage or adoption. A single individual living alone or with unrelated persons is also considered a family unit.

Family - A family is a family unit which contains two or more family members.

Unrelated Individual - An unrelated individual is a member of a household who is not related to any other household member by blood or marriage, e.g., a person living alone, sharing a house or apartment with other unrelated individuals, or a boarder in a home.

Head of Family Unit - The head of a family unit is defined by policy as (1) the only adult, (2) husband of a married couple, (3) the person whose age is closest to 45 years.

Head of Household - The head of a household is the head of the first family the respondent mentions.

EMPLOYMENT STATUS

Employed - A person is considered employed if he/she is 16 years and over and was either working during the week before the interview or was on paid leave, or was working at least fifteen hours a week without pay in a family business, or was on temporary lay-off from a job due to lack of work.

Unemployed - A person 16 years and over who is not employed for pay but has been seriously looking for work during the previous four weeks and is available to accept a job. In addition, persons who have jobs which have not yet started are considered unemployed.

Labor Force - The labor force includes all persons 16 years of age and over who are either employed (including members of the Armed Forces) or unemployed.

Not in the Labor Force - All persons 16 years and over who are not classified as employed or unemployed are defined as not in the labor force. This category consists of retired workers, homemakers, students and ill or disabled persons.

Labor Force Participation Rates - Labor force participation rates are determined by summing all labor force participants in a particular population, and dividing by the total number of persons 16 years and over in that population.

Industry - The industry in which a person works is the kind of organization or business in which he is employed -- for example, a hospital, construction firm, or a government agency. The Standard Industrial Code (SIC) is used to categorize employing organizations.

Occupation - An occupation is the kind of work a person does, for example, clerical work, welding, or sales. The 1980 Census occupational code is used as the basis for classifying types of jobs.

ECONOMIC CHARACTERISTICS

Family Income - Family income is the total of the income from all sources that flows to all family members.

Unrelated Individual Income - The income of a single person.

Household Income - The combined income of all single people and families occupying a housing unit.

Source of Income - One of numerous specified categories contributing at least \$500 per year to family income. The categories are wages and salaries; income from property; transfer payments; alimony; child support; gifts; pension or annuity; scholarship or fellowship; inheritance or life insurance; and gambling or lottery.

Poverty Status - A family or single person (unrelated individual) is defined as being poor if individual income is below the Bureau of Labor Statistics Poverty Guidelines. The guidelines apply to the Boston Metropolitan Area and are not the same as poverty guidelines. Because family units and individuals were not asked to report their exact income in the survey, but rather to select an income category in which their 1979 income fell, it is impossible to be precise in assigning families and persons to low-income status. Below is a table presenting family unit size, low-income threshold, and the income cut-off used in the survey.

<u>Family Size</u>	<u>Poverty Jan. 85 Guideline</u>	<u>Survey Poverty Category</u>
1 Person	\$ 5,280	\$ 5,999 or less
2 Persons	6,760	6,999 or less
3 Persons	8,280	7,999 or less
4 Persons	10,610	9,999 or less
5 Persons	12,560	12,499 or less
6 Persons	14,210	
7 Persons	16,160	14,999 or less
8 Persons	17,900	
9 Persons or more	21,170	19,999 or less

HOUSING CHARACTERISTICS

Housing Unit - A housing unit is a home or apartment.

Number of Rooms in Housing Unit - The total number of rooms in a housing unit excludes bathrooms, porches, halls, and unfinished rooms in the basement or attic.

Rental Payment - Rental payment is the monthly dollar amount spent by a family unit for apartment rent, including heat.

Contract Rent - Contract rent is the monthly rent agreed to or contracted by a household unit, regardless of any furnishings, utilities or services that may be included.

Gross Rent - Gross rent is the monthly rent agreed to or contracted by a household unit regardless of any furnishings, but includes heat, natural gas and electricity.

Appendix B

METHODOLOGY, SAMPLING PROCEDURE AND STATISTICAL ERROR
OF THE BOSTON HOUSEHOLD SURVEY

The Boston Household Survey was conducted by the Center for Survey Research of the University of Massachusetts for the Boston Redevelopment Authority during the late winter and spring of 1985. Its purpose was to provide up-to-date, specific and accurate information about persons living in households in the City of Boston and its neighborhoods. Planners and program administrators within city government, executives and decision makers in both the public and private sectors, and researchers have all needed updated information. The main source of information on the characteristics of Boston households has been the decennial U.S. censuses. Therefore, the survey results will provide much needed information in the interim as well as additional information not available from the U.S. Census.

The advantage of a sample survey is that timely information can be gathered quickly and relatively inexpensively. However, because the information is received from a sample of Boston's population rather than the entire population, the results are subject to statistical error. Statistical error is a measure of the degree of uncertainty or, obversely, the level of confidence that should be associated with the survey results. Throughout this report error will mean statistical error, as opposed to mistakes.

This report provides a brief description of the survey methodology. It indicates how the sample was chosen, some of the measures used to ensure a high response rate, and the resulting sample sizes. It also indicates some of the limitations of this survey, and surveys in general.

The Boston Household Survey was designed and conducted so as to obtain information that is representative, relevant, accurate, and reliable as well as timely. The questionnaire was carefully worded and standardized to ensure that each interviewer asked exactly the same questions of each respondent.

The households interviewed were chosen by a stratified two-stage cluster sampling process. In the first stage, the nearly quarter of a million housing units (and all the land area) were assigned to one of three groups: BHA public housing, major new construction (50 or more units) built since the 1980 Census, and all of the remaining housing and land area. These groups were further divided into "sampling units" or "blocks" with a minimum of 25 units in each. Sampling proceeded by choosing nearly 300 of these sampling units and an average of 6.7 housing units, chosen systematically, in each which yielded clusters of just under 5 responding units on average.

The second stage called for giving every housing unit within the city limits of Boston a one in 120 chance of being selected in the sample. This was carefully worked out so that, in fact, the joint probability of selecting a block times the probability of selecting a housing unit from that block was 1 in 120.

1. More detailed information about the sampling process can be obtained from the Center for Survey Research.

The second stage called for giving every housing unit within the city limits of Boston a one in 120 chance of being selected in the sample. This was carefully worked out so that, in fact, the joint probability of selecting a block times the probability of selecting a housing unit from that block was 1 in 120.

A critical goal of the study was to produce estimates for each of 16 planning districts or areas used by the Boston Redevelopment Authority and 18 areas used by NDEA. Because of this goal, the initial selection of blocks was stratified by Neighborhood Statistical Area (NSA), a small geographic unit out of which both sets of planning areas can be formed. In this way, it was ensured that the portion of the total sample that came from each NSA would be in the correct proportion to the city total and not subject to normal sampling variability. This feature of the sampling design reduces the sampling error associated with city-wide estimates.

When a probability of 1 in 120 was applied across each of the planning districts, it was found that several areas would have too few interviews for reliable descriptions because of their small population size. Therefore, households in Charlestown, Franklin Field, and Mission Hill were selected at two times the rate of households in the rest of the city. To help defray costs, households in Allston-Brighton (a comparatively large area) were sampled at 1/2 the rate of the rest of the city. The result of the decision was to strengthen our ability to describe the population in all neighborhood areas. To obtain the overall figures for the city and for areas that cut across planning areas, the sample numbers for each of these four neighborhoods were subsequently weighted by 2 or 1/2 appropriate weights to compensate for the differential probability of selection that reflect the actual proportion of City housing units in those neighborhoods.

The initial selection process produced a list of some 2,064 addresses whose occupants were to be interviewed. No substitutions for any of the selected households were allowed. Of the 2,064 addresses screened, 127 were vacant and 102 were group quarters or nonresidential units. They were not included in the eligible sample of 1,835 occupied units. In these 1,835 occupied housing units were 1,835 families or individual persons and an additional 295 unrelated persons who may have been roommates, lodgers, boarders, etc. Both the head of family unit (family or single person) and any unrelated persons were interviewed. Of the 2,130 potential interviews, 1,625 were completed, 1,491 with household heads and 224 with unrelated persons. This yielded a 76.3% response rate citywide.

Every effort was made to obtain an in-house interview from households chosen for the sample including an advance letter, six personal on-site calls by an interviewer at different times of day, and telephone interview attempts thereafter. The household response rate for neighborhoods varied between 66% and 86%. The sample size goal to yield reliable neighborhood results was 70 completed interviews in each neighborhood. Four neighborhoods had fewer than seventy interviews: Charlestown, North Dorchester, and Roslindale. (See Table 1.)

2. Overall sampling rate for households is the probability of the sampling unit being chosen times the probability of the households within the sampling unit being picked.

TABLE 1. SAMPLE NUMBERS OF ELIGIBLE UNITS AND COMPLETE INTERVIEW WITH RESPONSE RATES BY NEIGHBORHOOD
(BRA Planning District)

<u>Planning District</u>	<u>Occupied Housing Units Plus Unrelated Individuals</u>	<u>HH and U.I. Completed Interviews</u>	<u>Response Rate</u>	<u>Persons Reported Interviewed</u>
East Boston	121	88	73%	196
Charlestown	96	68	71	139
South Boston	116	78	67	153
Central	111	82	74	114
Back Bay/Beacon Hill	138	102	74	135
South End	93	74	80	121
Fenway/Kenmore	133	112	84	175
Allston/Brighton	171	143	81	204
Jamaica Plain/Parker Hill	246	188	76	368
Roxbury	198	155	78	377
North Dorchester	85	69	81	177
South Dorchester	174	131	75	353
Mattapan	189	148	78	444
Roslindale	103	68	66	172
West Roxbury	110	76	69	192
Hyde Park	88	76	86	214
	2,130	1,625		3,534

* Numbers of persons in this column have been weighted. Numbers in parentheses are unweighted numbers of persons, the actual number of persons reported.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", Center for Survey Research, University of Massachusetts - Boston, August 1985; Survey results.

While this survey was carried out in a careful scientific manner, the user should be aware that there is error inherent in any sample survey results. Therefore, some cautions are necessary in the use and interpretation of these data.

The user must recognize that this is a sample of Boston's housing units and their associated households. As such, it does not include persons in dormitories, jails, convents, nursing homes, and other "group quarters" as well as those with no permanent home. Although the impact of this bias may be small, it is well to bear in mind that this is not a sample of the city's entire population, both for the representativeness of the results and their comparability with other data sources, such as the U.S. Census.

The largest source of error is nonresponse, cited above. Fortunately what information is available about nonrespondents indicates that they do not differ systematically and significantly from respondents except that they are more likely to live alone, to be white, to be under 65 years old, and to have no children living with them. However, we cannot really know in what way the absence of 24% of Boston's family units from our sample biases our results.

Another source of error is sampling error or variability which is due solely to chance. It is the error associated with taking a sample rather than the entire population as the study group. It is akin to the notion of the variability in the number of heads and tails turned up during 100 tosses of a coin. The amount of error associated with a sample percentage depends on both the size of the reported percent and the sample size on which the percent is based. Table 2 indicates the appropriate error for each sample value. The error, in general, declines as the sample values are further from 50% and the sample size increases. The user should not assume that the sample value is exactly the value for the population. The correct interpretation of sample results and the associated error is that the true value for the population lies somewhere within the range of sampling error around the sample value.

For instance, sample survey results indicate that 31 percent of the families living in the Back Bay/Central/South End neighborhoods earn \$50,000 or more a year. Because this proportion is based on a sample, it is uncertain whether or not the actual value is 31 percent. However, we can be almost certain that the true value lies close to this percentage. The calculation of sampling errors in Table 2 helps us to know how close. The 31 percent figure comes from the fraction 19/62. Therefore, we look in Table 2 for the row in which sample size is about 50 and the column in which the reported percent is about 20 or 80 percent. This yields a sample error of 12 percent. From this information, we know that the actual percentage earning \$50,000 or more a year among families in these neighborhoods lies between 19 and 43 percent ($31\% \pm 12\%$). Again, we might want to know the associate sampling error for all families in Boston earning \$50,000 or more, 10 percent, which is based on a size of 634 families citywide. Table 2 tells us that for a reported percentage of 10 percent and a sample size of 634, the sampling error is 3 percent. So the value for families is expected to be no more than 3 percent from the sample value of 10 percent, or between 7 and 13 percent.

This statement about error is not intended to discourage use of survey information. Instead, use of these materials is encouraged; the data included are the most current available and, in some cases, are not obtainable from any other reliable source.

TABLE 2. SAMPLING ERRORS BY SAMPLE
SIZE AND APPROXIMATE REPORTED PERCENTAGE
FOR THE BOSTON STUDY

<u>Sample Size</u>	<u>5 or 95%</u>	<u>10 or 90%</u>	<u>20 or 80%</u>	<u>50%</u>
50	-	-	12	16
75	-	7	10	13
100	-	7	9	11
150	4	5	7	8
175	4	5	7	8
200	3	5	6	8
250	3	4	6	7
300	3	4	5	6
400	2	3	4	6
500	2	3	4	5
750	2	3	4	5

Chances are 95 in 100 that the central value lies within the reported survey value, plus or minus the number of percentage points shown in this table. Errors included here assume average net design effect for clustering and stratification is 1.2.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", "Center for Survey Research, University of Massachusetts-Boston, August, 1985.

